

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY  
REDEVELOPMENT AND HOUSING AUTHORITY

June 26, 2003

On June 26, 2003, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:50 p.m., for a presentation on the FY 2005 Budget Process. The presentation was given by Mary Lou Thompson, HCD Financial Management Division. After the presentation, Ms. Thompson answered questions from the Commissioners.

Commissioner Egan requested that a CD-ROM of the budget be made available to the commissioners, as was done during the FY 2004 budget process. Commissioner Kershenstein requested an overview on Pay for Performance at a future FCRHA meeting.

CALL TO ORDER

FCRHA Chair Conrad Egan called the regular meeting of the FCRHA to order at 7:00 p.m. FCRHA Commissioners present and absent for a portion or all of the meeting were as follows:

PRESENT

Conrad Egan  
Ronald Christian  
Kenneth Butler  
Willard Jasper  
Martin Dunn  
John Kershenstein  
H. Charlen Kyle  
Elisabeth Lardner  
Al McAloon  
Joan Sellers

ABSENT

Lee A. Rau

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Anne Morrison, Asset Manager, Administration Division; Harry Swanson, Deputy Director, Revitalization and Real Estate; Patricia Schlener, Director of Administration; Kristina Norvell, Director of Public Affairs; Michael Finkle, Director of Housing Management Division; Joe Maranto and Penny Xu, Fiscal Administrators, Financial Management Division; James Speight, Director, Property Improvement and Maintenance Division (PIMD); John Panarelli, Design and Construction Manager, and Russ Boothby, Capital Grants Program, PIMD; John Payne, Director, and Gordon Goodlett, Development Officer, Design, Development and Construction Division; Barbara Carpenter, Director, Policy and Planning, Office of Revitalization; Erik Hoffman, Director, Real Estate and Grants Management (REFGM) Division; Audrey Spencer-Horsley, Housing and Community Developer IV, Elisa Johnson, Grants Coordinator, Michael Pearman, Management Analyst, David Bennett Housing/Community Developer I, James Bray, Senior Real Estate Finance Officer, REFGM Division; Kay Robertson, Strategic Planner; Barbara Silberzahn, Chief, Program Manager,

Bonnie Conrad, Program Manager, and Jennifer Gullingsrud, COG Intern, Homeownership and Relocation Services, REFGM Division; and Winifred A. Clement, FCRHA Assistant. Staff from the County Attorney's Office included Alan Weiss and David Stroh, Assistant County Attorneys, FCRHA Counsels.

#### APPROVAL OF MINUTES

A motion was made by Commissioner Kershenstein, seconded by Commissioner Dunn, to adopt the minutes of the May 22, 2003 meeting as written. A vote was taken and the motion carried, with Commissioner Jasper abstaining as he did not attend the meeting.

Commissioner Egan announced that he was recusing himself from any participation in Action Item Number 1, Resolution Number 43-03 to avoid any possible conflict of interest and turned the gavel over to Commissioner McAloon.

#### ACTION ITEMS

1. RESOLUTION NO. 43-03

AUTHORIZATION TO REALLOCATE UP TO \$50,000 IN TIER ONE PREDEVELOPMENT FUNDS FROM THE AFFORDABLE HOUSING PARTNERSHIP FUND OF THE HOUSING TRUST FUND AS A LOAN TO THE ISLAND WALK LIMITED PARTNERSHIP (HUNTER MILL DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes the reallocation and disbursement of up to \$50,000 in Tier One Predevelopment funds from the Affordable Housing Partnership Fund of the Housing Trust Fund to the Island Walk Limited Partnership (CPDC Island Walk as General Partner) for the purpose of conducting preliminary studies relating to the acquisition and rehabilitation of up to one hundred and two rental units at Island Walk Cooperative;

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes its Chairman, Vice Chairman or an Assistant Secretary to enter into a contract in the amount of \$50,000 from the Affordable Housing Partnership Fund of the Housing Trust Fund for the purpose of providing predevelopment funds to Island Walk LP to be used toward the acquisition and rehabilitation of Island Walk Cooperative.

A motion was made by Commissioner Jasper, seconded by Commissioner Kyle, to adopt Resolution Number 43-03.

A brief presentation was given by Erik Hoffman, Director of Real Estate Finance and Grants Management, after which he responded to questions from the Commissioners.

After discussion, a vote was taken on Resolution Number 43-03, and the motion carried unanimously, Chairman Egan having recused himself from discussion or voting on the resolution.

2.

RESOLUTION NO. 44-03

ISSUANCE OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY  
LEASE REVENUE BOND FOR THE NON-RESIDENTIAL PORTION OF  
GUM SPRINGS GLEN (MOUNT VERNON DISTRICT)

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF A PRINCIPAL AMOUNT NOT TO EXCEED \$2,530,000 FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY LEASE REVENUE BOND (GUM SPRINGS GLEN) SERIES 2003; DESIGNATING THE BOND AS A LIMITED OBLIGATION OF THE AUTHORITY; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF THOSE DOCUMENTS AS MAY BE REQUIRED, INCLUDING THE BOND AND DEED OF TRUST, IN SUBSTANTIALLY THE FORM MADE AVAILABLE FOR REVIEW, AND THE NO ARBITRAGE CERTIFICATE AND TAX AGREEMENT AND OTHER DOCUMENTS, INCLUDING REAL ESTATE DOCUMENTS, RELATED TO THE ISSUANCE AND SALE OF THE BOND AND THE SECURITY THEREFOR; REQUESTING AUTHENTICATION OF THE BOND; APPOINTING BOND COUNSEL; AND AUTHORIZING PROPER OFFICERS TO DO ALL OTHER THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION HEREWITH

WHEREAS, the Fairfax County Redevelopment and Housing Authority (Authority) is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authorities Law, Title 36, Chapter 1, *Code of Virginia*, 1950, as amended (the Act), and is authorized thereby to issue revenue notes and bonds from time to time to fulfill its public purposes within the meaning of the Act; and

WHEREAS, the Authority desires to issue, sell and deliver its Lease Revenue Bond (Bond) in a principal amount not to exceed \$2,530,000; and

WHEREAS, the proceeds of the Bond will be used to provide permanent financing for the non-residential portion of Gum Springs Glen owned by the Authority, located at 7837 and 7839 Richmond Highway, Alexandria, Virginia (Project); and

WHEREAS, the Project is leased to Fairfax County, Virginia (County), on a long-term basis pursuant to a Lease Agreement (Lease) for use as a child day care center; and

WHEREAS, there have been prepared proposed forms of the following:

(i) Bond; and

(ii) Deed of Trust, Security Agreement and Assignment of Rents (the Deed of Trust) from the Authority to certain named trustees for the benefit of the purchaser of the Bond, currently anticipated to be the Bank of America.

NOW, THEREFORE, BE IT RESOLVED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY:

Section 1. **Incorporation of Recitals.** The Recitals contained in this Resolution are true and correct and are incorporated in this Resolution by this reference.

Section 2. **Issuance of Bond.** The Commissioners of the Authority (Commissioners) hereby authorize the issuance of the Bond by the Authority, for the purpose of providing permanent financing for the Project. The principal amount of the Bond shall not exceed \$2,530,000. The Bond shall be fully registered without coupons. The Bond shall have a twenty-year maturity and shall bear interest at a rate not to exceed 4%, per annum, and shall be subject to redemption, as provided therein. The Bond shall be unrated and will not be secured by any form of credit enhancement. The Bond is hereby approved in the form made available at this meeting, with such additions, deletions and modifications thereto and may be approved by the Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority.

The Bond shall be executed on behalf of the Authority by, and bear the manual or facsimile signature of, the Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority, and the seal of the Authority shall be thereunto affixed (or imprinted or engraved if in facsimile) duly attested by the manual or facsimile signature of any person authorized to do same (Authorized Representative).

Section 3. **Sale of Bond.** The Authority hereby authorizes the sale of the Bond to Bank of America or other sophisticated institutional purchaser.

Section 4. **Limited Obligation.** The Bond shall be a limited obligation of the Authority, payable solely from revenues received by the Authority pursuant to the Lease and secured by the Deed of Trust. The Bond shall be unrated and will not be secured by any form of credit enhancement. The Bond and the interest thereon will be a limited obligation of the Authority and will be payable solely from the sources described in the Bond. Neither the Commissioners of the Authority nor any person executing the Bond shall be liable personally thereon by reason of the issuance thereof. The Bond and the interest thereon shall not be a

debt of the County of Fairfax, Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) and neither the County of Fairfax, Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) shall be liable thereon, nor in any event shall the Bond be payable out of any funds or properties other than those of the Authority as pledged thereto. The Bond shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction. The Authority has no taxing power.

Section 5. **Deed of Trust.** The Deed of Trust is hereby approved in the form made available at this meeting. The Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority is hereby authorized and directed to execute and deliver the Deed of Trust in substantially the form herein approved with such additions, deletions and modifications thereto as may be approved by the Chairman, Vice Chairman, Secretary or an Assistant Secretary, the execution of the Deed of Trust being conclusive evidence of such approval and of the approval of the Authority; and the Secretary or an Assistant Secretary of the Authority, or any Authorized Representative, is hereby authorized and directed to affix the seal of the Authority to the Deed of Trust and to attest same.

Section 6. **Delivery of Bond.** After execution on behalf of the Authority, the Bond shall be delivered directly to the purchaser thereof.

Section 7. **Bond Counsel.** Ballard Spahr Andrews & Ingersoll, LLP is hereby appointed Bond Counsel in connection with the issuance and sale of the Bond.

Section 8. **Tax Agreement.** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority is hereby authorized and directed to execute and deliver the No Arbitrage Certificate and Tax Agreement (the Tax Agreement) prepared by Bond Counsel, the execution of the Tax Agreement being conclusive evidence of such approval and of the approval of the Authority. The Chairman, Vice Chairman, Secretary, an Assistant Secretary of the Authority or an Authorized Representative is hereby authorized and directed to execute and deliver on behalf of the Authority an Internal Revenue Service Form 8038-G relating to the Bond prepared by Bond Counsel.

Section 9. **Other Action.** The Chairman, Vice Chairman, Secretary, an Assistant Secretary of the Authority or an Authorized Representative is hereby authorized and directed to execute and deliver any and all additional documents, including related real estate documents, and any other certificates and instruments necessary or proper to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution and the securing and issuance of the Bond.

Section 10. **No Personal Liability.** No stipulation, obligation or agreement herein contained or contained in the Deed of Trust, the Tax Agreement, the Bond or in any other agreement, certificate or document executed on behalf of the Authority shall be deemed to be a stipulation, obligation or agreement of any Commissioner, officer, agent or employee of the

Authority in his or her individual capacity, and no such Commissioner, officer, agent or employee shall be personally liable on the Bond or be subject to personal liability or accountability by reason of the issuance thereof.

Section 11. **Action Approved and Confirmed.** All acts and doings of the Commissioners, officers, agents or employees of the Authority which are in conformity with the purposes and intent of this Resolution and in the furtherance of the issuance of the Bond and the execution, delivery and performance of the documents and agreements authorized hereby are in all respects approved and confirmed.

Section 12. **Severability.** If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable, the same shall not affect any other provision or cause any other provisions to be invalid, inoperative or unenforceable to any extent whatsoever.

Section 13. **Repealer; Effective Date.** Any resolutions or orders or parts thereof in conflict with this Resolution are to the extent of such conflict hereby repealed. This Resolution shall take effect immediately upon its adoption.

A motion was made by Commissioner McAloon, seconded by Commissioner Dunn, to adopt Resolution Number 44-03. A brief presentation was given by Jim Bray of the Real Estate Finance and Grants Management Division. A vote was taken after discussion, and the motion carried unanimously.

3. RESOLUTION NO. 45-03

AUTHORIZATION TO EXECUTE A SPONSOR ACCESS AGREEMENT WITH THE  
FEDERAL HOME LOAN BANK OF ATLANTA AND TO PARTICIPATE IN ITS  
COMMUNITY INVESTMENT SERVICES PROGRAMS

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes an Assistant Secretary of the FCRHA to execute the following:

1. Resolution Authorizing Participation in Community Investment Services Programs of the Federal Home Loan Bank of Atlanta;
2. Certificate of Incumbency; and
3. Access Form for Sponsor Web System Access.

BE IT FURTHER RESOLVED that the FCRHA authorizes participation in the FHLBA Community Investment Services Program.

A motion was made by Commissioner McAloon, seconded by Commissioner Sellers, to adopt Resolution Number 45-03. After a brief presentation given by Erik Hoffman, Director, Real Estate Finance and Grant Management Division, he responded to questions from the Commissioners.

A vote was taken after discussion on the motion to adopt Resolution Number 45-03, and the motion carried unanimously.

4. RESOLUTION NO. 46-03

AUTHORIZATION TO REPURCHASE AND TO RESELL A MODERATE INCOME  
DIRECT SALES (MIDS) PROPERTY LOCATED AT 9487 LINDEN LEAF COURT,  
FAIRFAX, VIRGINIA 22031 WITH MONIES FROM FUND 143,  
HOMEOWNER AND BUSINESS LOAN PROGRAM (PROVIDENCE DISTRICT)

BE IT RESOLVED that the FCRHA hereby designates funding in the amount up to \$113,166 from Fund 143, Homeowner and Business Loan Program, Project 013845, MIDS Resales, to be used to repurchase and repair the MIDS property located at 9487 Linden Leaf Court, Fairfax, Virginia 22031 (Property) prior to reselling that property under the First-Time Homebuyers Program;

BE IT RESOLVED that the FCRHA hereby authorizes the resale of the Property referenced above to be sold to an eligible applicant in the First-Time Homebuyers Program in accordance with the Interim Criteria described in this item for a price up to \$113,166; and

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman and any Assistant Secretary are each hereby authorized on behalf of the FCRHA to execute and record with respect to the Property among the land records of Fairfax County new covenants in a form approved by the FCRHA at its meeting on March 6, 2003 for the First-Time Homebuyers Program and to enter into such agreements, deeds, and other instruments as may be necessary or appropriate to repurchase, repair and thereafter to sell and convey the Property as described above, subject to such new covenants.

A motion was made by Commissioner Jasper, seconded by Commissioner Lardner, to adopt Resolution Number 46-03. A brief presentation was given by Bonnie Conrad, Program Manager, Homeownership and Relocation Services, REFGM Division; after which a vote was taken on the motion to adopt Resolution Number 46-03, and the motion carried unanimously.

5. RESOLUTION NUMBER 47-03

AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE LOWEST RESPONSIVE  
AND RESPONSIBLE BIDDER FOR REHABILITATION AT PROJECT VA 1935, BARROS  
CIRCLE TOWNHOUSES WITHIN FUND 969, PUBLIC HOUSING PROGRAMS UNDER  
MODERNIZATION (SULLY DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority determines that AN Remodeling, Ltd. is the lowest responsive and responsible bidder for the renovations at Barros Circle Townhouses and hereby authorizes:

- 1) Its Chairman, Vice Chairman or an Assistant Secretary to enter into a contract in the amount of \$289,677 for these improvements to Barros Circle Townhouses with AN Remodeling, Ltd.
- 2) Its Chairman, Vice Chairman or an Assistant Secretary to approve change orders to this contract in an amount not to exceed 10% percent of the contract (\$28,968) and designate a contracting officer.

A motion was made by Commissioner Butler, seconded by Commissioner Jasper, to adopt Resolution Number 47-03. A brief presentation was given by John Panarelli, Design and Construction Manager, Capital Grants Program, PIMD. After the presentation, Mr. Panarelli responded to question from the Commissioner.

After discussion a vote was taken on the motion to adopt Resolution Number 47-03 and the motion carried unanimously.

Commissioner Kershenstein requested that correction be made to the map.

6.

RESOLUTION NO. 48-03

AUTHORIZATION TO REFINANCE THREE LOANS GUARANTEED UNDER  
SECTION 108 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") authorizes and directs an Assistant Secretary of the Authority to execute contracts, notes, and other required documents necessary for the refinancing of 1) one loan guaranteed under Section 108 of the Housing and Community Development Act of 1974, as amended, and secured by notes issued as part of the U.S. Government Guaranteed Notes, Series 1992-A, and 2) two loans guaranteed under Section 108 of the Housing and Community Development Act of 1974, as amended, and secured by notes issued as part of the U.S. Government Guaranteed Notes, Series 1994-A.

A motion was made by Commissioner Butler, seconded by Commissioner Sellers, to adopt Resolution 48-03. A brief presentation was given by Jim Bray, Senior Real Estate Finance Officer, Real Estate Finance and Grants Management Division. A vote was taken after discussion, and the motion to adopt Resolution Number 48-03 carried unanimously.

7.

RESOLUTION NO. 49-03

AUTHORIZATION TO ENTER INTO CONTRACTS BETWEEN THE FAIRFAX COUNTY  
REDEVELOPMENT AND HOUSING AUTHORITY AND NONPROFIT ORGANIZATIONS  
RECEIVING COMMUNITY DEVELOPMENT  
BLOCK GRANT FUNDS (PROVIDENCE, HUNTER MILL AND MASON DISTRICTS)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to execute contracts between the FCRHA and (1) Reston Interfaith in the amount of \$264,913 to purchase and rehabilitate four townhouses to be rented to Section 8 Housing Choice Voucher holders in the Reston and Herndon areas of Fairfax County; (2) Wesley Housing Development Corporation in the amount of \$150,000 for acquisition and construction costs for land for a 27-unit apartment building that will be completely accessible to people with physical disabilities in Oak Hill, Virginia; and (3) Homestretch, Inc. in the amount of \$106,000 for the acquisition of three condominium units to provide transitional housing for homeless families in the Falls Church and Annandale areas of Fairfax County, Virginia.

A motion was made by Commissioner McAloon, seconded by Commissioner Sellers, to adopt Resolution Number 49-03. David Bennett of the Real Estate and Finance Division gave a brief presentation and introduced Michelle Crocker of Reston Interfaith and Al Smuzynski of Wesley Housing. After his presentation, Mr. Bennett responded to questions from the Commissioner.

At this point, Commissioner Butler made a motion seconded by Commissioner Kershenstein, to amend Resolution Number 49-03 as follows:

Pursuant to these contracts, the FCRHA would require notice to the residents in the developments involved or in the immediate vicinity in these transactions consistent with the ADU Policy adopted by the FCRHA at its May 2003 meeting.

After further discussion and consultation with the Assistant County Attorneys present, a motion to defer the item was made by Commissioner Christian, seconded by Commissioner Butler. The motion passed unanimously. The Resolution was tabled and sent back for discussion at the committee level and for reconsideration at the July FCRHA meeting.

Commissioner Egan requested that the County Attorney's opinion on Disclosure of ADUs be redistributed to the Commissioners.

8. RESOLUTION NO. 50-03 (As Amended)

MODIFICATION OF INTERIM CRITERIA AND POLICY RELATED  
TO THE REPURCHASE AND RESALE OF  
MODERATE INCOME DIRECT SALES (MIDS) UNITS

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby approves a modification of the Interim Criteria and Policy and authorizes the Loan Underwriting Committee (LUC), on behalf of the FCRHA, to repurchase and resell MIDS units (Properties), in accordance with the FCRHA's adopted Interim Criteria and Policy, that meet the following criteria:

1. The subject MIDS unit is offered by the owner for repurchase by the FCRHA at the calculated repurchase price as stated in the deed restrictions, which may be modified to include up to \$3,500 of upward price adjustments based on documented costs for permanent improvements such as finished basements and added bathrooms in accordance with existing MIDS program guidelines.

2. Fund 143, Homeowner and Business Loan Program contains, at the time of the proposed repurchase request, sufficient funds for the estimated resale cost of the subject MIDS unit, which is the sum of the repurchase price, estimated closing costs, estimated carrying costs, estimated rehabilitation costs, plus a 5% contingency and the resale cost of all MIDS units previously authorized for purchase, but not yet purchased.
3. The resale price of the subject MIDS unit shall reasonably approximate the estimated resale cost, and neither the estimated resale cost nor the resale price shall exceed 80% of the value of similar market rate units.
4. There is a sufficient number of families on the current certified First-Time Homebuyers list, in the priority range of family size, who make an income necessary to qualify for a 97% loan-to-value FHA mortgage at the then-current FHA first-time homebuyer rate, at the resale price; and

BE IT FURTHER RESOLVED that in connection with this modification of the Interim Criteria and Policy, the LUC shall forward to the FCRHA:

- a) All LUC recommendations for waiver of the right of repurchase;
- b) All staff evaluations and recommendations with respect to the repurchase of MIDS units offered for repurchase that do not meet the above-noted conditions; and
- c) A quarterly report to the FCRHA on the status of repurchases and resales of MIDS units; and
- d) HCD staff will e-mail FCRHA members information about each repurchase approved by the LUC. FCRHA members will contact the Director of HCD within two business days with any concerns and upon ~~to~~ request of any FCRHA member the repurchase and resale will be considered by the FCRHA at a regular meeting or special meeting; and

BE IT FURTHER RESOLVED that the FCRHA hereby designates funding as set forth in the above criteria, from Fund 143, Homeowner and Business Loan Program, Project 013845, MIDS Resales, to be used to repurchase and repair the Properties meeting the criteria set forth in this item prior to reselling those Properties under the First-Time Homebuyers Program; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes the repurchase and resale of the Properties meeting the above criteria referenced above to be sold to an eligible applicant in the First-Time Homebuyers Program in accordance with the Interim Criteria and Policy set forth by the FCRHA; and

NOW THEREFORE BE IT RESOLVED that the Chairman, Vice Chairman and any Assistant Secretary are each hereby authorized on behalf of the FCRHA to execute and record with respect to each Property among the land records of Fairfax County new covenants in a form approved by the FCRHA at its meeting on March 6, 2003 for the First-Time Homebuyers Program and to enter into such agreements, deeds, and other instruments as may be necessary or appropriate to repurchase and repair and thereafter to sell and convey the Properties as described above, subject to such new covenants.

After discussion, a motion on the amended Resolution was made by Commissioner McAloon, seconded by Commissioner Christian. A vote was taken on the motion to adopt Resolution Number 50-03 as amended, and the motion carried unanimously.

9. RESOLUTION NO. 51-03

APPROVAL OF PROGRAM GUIDELINES AND APPLICATION PROCEDURES  
OF THE INVESTING IN COMMUNITIES PROGRAM

BE IT RESOLVED that Fairfax County is engaged in a variety of initiatives designed to revitalize and sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods;

BE IT FURTHER RESOLVED that through a public/private partnership approach, the County works to improve economic conditions and encourage private and public investment and reinvestment in designated commercial revitalization areas;

BE IT FURTHER RESOLVED that the Program Guidelines and Application Procedures will be in effect for one year from the date of approval, at which time the FCRHA will review and/or amend; and

NOW THEREFORE BE IT RESOLVED that the FCRHA approves the Program Guidelines and Application Procedures of the Investing in Communities Program.

A presentation was given by Harry Swanson, Deputy Director of Revitalization and Real Estate. After the presentation, Mr. Swanson responded to questions from the Commissioners.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to adopt Resolution Number 51-03. A vote was taken after discussion, and the motion carried unanimously.

Commissioner McAloon commended HCD staff for their efforts on this project.

ADMINISTRATIVE ITEM

1. RESOLUTION NUMBER 52-03

AUTHORIZATION TO EXPEND UP TO \$150,000 IN FUNDS FROM  
THE FCRHA REVOLVING DEVELOPMENT FUND FOR THE  
SOUTHGATE COMMUNITY CENTER PROJECT  
(HUNTER MILL DISTRICT)

BE IT HEREBY RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Authorizes the expenditure of up to \$150,000 of the FCRHA Revolving Development Fund, Fund 946, to cover the costs of demolition, engineering services, additional architectural services, review fees and other costs associated with the development of the Southgate Community Center; and
2. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate the use of the FCRHA Revolving Development Fund for the development of the Southgate Community Center.

A motion was made by Commissioner Christian, seconded by Commissioner Kyle, to adopt Resolution Number 52-03.

John Payne, Director of Development, Design and Construction Division gave a presentation on Resolution Number 52-03. After his presentation, he responded to questions from the Commissioners. After discussion a vote was taken on the motion to adopt Resolution Number 52-03, and the motion carried unanimously. Mr. Payne mentioned that a contract will be submitted to the FCRHA in August, and an item will put on the September, 2003 FCRHA meeting. Commissioner Kershenstein requested that a map be submitted with the September item.

CLOSED SESSION

A motion was made by Commissioner Dunn, seconded by Commissioner Jasper, that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the disposition of publicly held real property located in Fairfax County on Westglade Court, near Sunrise Valley Drive where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA and, pursuant to Virginia Code Section 2.2-3711(A)(7) for consultation with legal counsel.

A vote was taken after discussion, the motion carried unanimously, and the FCRHA went into Closed Session at 9:10 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner McAloon, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan  
Ronald Christian  
Kenneth Butler  
Willard Jasper  
Martin Dunn  
John Kershenstein  
H. Charlen Kyle  
Elisabeth Lardner  
Al McAloon  
Joan Sellers

NAY

ABSTAIN

The motion carried unanimously, and the FCRHA resumed Open Meeting at 9:40 p.m.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – May 22, 2003
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting – June 17, 2003
4. Minutes of the Revitalization and Redevelopment Committee Meeting – June 17, 2003
5. Minutes of the Finance Committee Meeting – June 18, 2003
6. Minutes of the Planning and Development Committee Meeting – June 18, 2003 –

7. Summary of the Meeting of Representatives of the Fairfax County Redevelopment and Housing Authority and the Redevelopment and Housing Committee of the Planning Commission, June 11, 2003 – *brief discussion*
8. Summary of the Annual Meeting of the Board of Supervisors and the Fairfax County Redevelopment and Housing– June 16, 2003. *Brief discussion. Commissioner Egan thanked Ms. Sampson for her presentation on the Strategic Plan and announced that Commissioner Rau will be the FCRHA representative on the ADU Task Force.*
9. Monthly Affordable Dwelling Unit (ADU) Tracking Report - *brief discussion.*
10. Status of Lending Agreement with the Preservation of At-Risk Projects Contract Awardee – *Chairman Egan recused himself from discussion in this item to avoid a possible conflict of interest and turned the gavel over to Commissioner Christian. Brief discussions were held after presentation by Michael Pearman.*

After consideration of Information Item Number 10, the gavel was returned to Commissioner Egan.

11. Fairfax County Redevelopment and Housing Authority Calendars of Meetings for July, August, and September, 2003

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner, McAloon, seconded by Commissioner Lardner, to adjourn the meeting at 10:13 p.m. A vote was taken, and the motion carried unanimously.

(Seal)

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Conrad Egan, Chairman

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Paula C. Sampson, Assistant Secretary